

Daniel Riordan

From: Jon Holan
Sent: Monday, May 01, 2017 9:04 AM
To: Daniel Riordan
Subject: FW: Planning in FG

Dan,

I think her email pertains to the Westside Planning hearing.

Jon Holan
Community Development Director
P.O. Box 326
1924 Council Street

Phone: (503) 992-3224
Fax: (503) 992-3202
E-mail: jholan@forestgrove-or.gov

-----Original Message-----

From: Mary Van Vliet [<mailto:maryvv@gmail.com>]
Sent: Sunday, April 30, 2017 12:25 PM
To: Jon Holan; James Reitz
Subject: Planning in FG

Dear Planning Department,

I will be unable to attend the May meeting but have a thought or two. A little background info on me. I am a 60 yr. old woman, living alone on a fixed income and live by the FG High School in Quail Run Estates MHP. They are currently constructing some huge, new homes nearby along with another roundabout on Hwy 47 and an extension of David Hill Rd. to Hwy 47. With all this building going on we are missing businesses and shops/stores for this side of town. I would LOVE to see some stores built (eventually) on the property that sits on the corner of Hwy 47 and Sunset Dr.. I don't know who currently owns it but it's a field of something. If it ever gets developed it should not be ONLY more homes. It should be shops/stores. On this side of town we need a grocery store like New Seasons, Trader Joe's or something similar and a lot of my friends and neighbors feel the same way. Maybe we could have something similar to Ventana Row in San Jose, CA (google it) or Orenco Station in Hillsboro. They have shops on the bottom of buildings and apartments on top. Right now I would need to drive to Safeway or Bimart to get anything but I would love to be able to walk or ride my bike to a nearby store. The couple of little mom and pop stores, that are a little closer than downtown, just don't carry enough selection. Please consider this when doing your future planning for Forest Grove. Affordable housing is MUCH more important to me than huge, cookie cutter, tract homes.

On another subject, I have absolutely no problem, at all, with cannabis dispensaries being in our town. Thank you for your time.

Sincerely,
Mary Van Vliet

Daniel Riordan

From: Daniel Riordan
Sent: Tuesday, May 02, 2017 9:08 AM
To: 'Matt Dale'
Subject: RE: Westside Planning Project
Attachments: Planning Commission Direction.pdf

Mr. Dale,

Thank you for taking the time to provide your comments. I sincerely appreciate it. A second notice will be mailed as you suggested. The Planning Commission will be accepting comments until May 30th so there is time to for additional input before City Council considerations recommendations in June.

I'd like to respond to your points about the R-7 zoning. The property east of the Forest Gale Heights neighborhood has been in the urban growth boundary since 1983 and zoned R-7 since annexed into the City in 2007. The Forest Gales neighborhood is also R-7. The R-7 zone is a single family residential district with a density of 6.2 homes per net acre and an average lot size of 7,000 square feet. The rational for the R-7 zoning is future development would be similar to the adjacent area where you reside.

You mentioned the wooded area near your home. The wooded area is currently zoned R-7. The proposal is to change the zoning of the parcel containing the majority of the wooded area to R-10. The R-10 zone is also a single family residential zoning district with a lower density than R-7. The R-10 density is 4.35 homes per net acre an average lot size of 10,000 square feet. The R-10 zoning is also proposed for this area due to the presence of a historic landslide area and the stream corridor south of David Hill Road. A map is attached showing the boundary between the R-7 and proposed R-10 zones.

The Planning Commission could recommend City Council change the zoning of the area adjacent to the Forest Gale heights neighborhood from R-7 to R-10 provided development density is increased elsewhere in the urban growth boundary. Under state law the City is obligated to ensure an average development density of 8 dwellings per net acre.

Regarding the habitat area the proposed Westside Plan includes a policy to encourage the clustering of housing to reduce visual impacts of development and preserve natural areas. I will contact the property owner to make the owner aware of your concerns and facilitate a discussion about a possible reduction in density.

Please do not hesitate to call or E-mail if you have any other thoughts or wish this further.

Sincerely,
Daniel Riordan
Senior Planner

From: Matt Dale [mailto:Matt_Dale@co.washington.or.us]
Sent: Monday, May 01, 2017 8:53 AM
To: Daniel Riordan
Subject: Westside Planning Project

May 1, 2017

To whom it may concern,

1. Your mailing "Notice of Public Hearing" with regards to the Westside Planning Project (no date of issuance provided) was extremely vague and horribly presented. References are made to tables and articles in this document and yet there are none attached. No maps...no nothing. I see that as intentionally misleading and inadequate in meeting your due diligence on clear and trustworthy communication of intent to the public.
2. The R7 Zoning to the west of Thatcher and North of Watercrest does not fit with the surrounding neighborhoods to the west and south of that section... R7 zoning is too small and too dense.
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4. I respect a property owners right to develop their lands but an R7 zoning to the east of my property will destroy THE defining characteristic of my home.... it's stellar view of Mount Hood. Anyone who builds there will need to adequately compensate homeowners for loss of view / visibility and diminished value. I will demand to be compensated appropriately. The developers rights do not supersede mine.
5. No address or designee is named as to where or whom we write to object. Is that intentional to discourage inputs?

I fully expect most of these concerns to be readily and quickly dismissed and ignored by the City and the Planning Commission. Land Use laws are highly skewed in favor of public agencies and local communities and eviscerate the rights of local property owners.

I think the process should be rescheduled and a better communication process initiated immediately that is not vague. It needs to be written for the public eye, not the legal eye.

Disheartened and concerned

Matt Dale
3321 Lavina Drive
Forest Grove, Or. 97116
(971) 250-1628

Daniel Riordan

From: Matt Dale <Matt_Dale@co.washington.or.us>
Sent: Tuesday, May 02, 2017 9:23 AM
To: Daniel Riordan
Subject: RE: Westside Planning Project

Thanks you for your reply. I was massively disappointed in the communication. It was very poorly done

My house is not 6.2 homes per acre... nor are the other house at the far west end on Lavina. The lots are much bigger. I am between a quarter acre to 1/3 an acre for my lot with a single dwelling. That would be 3-4 homes per acre. Closer to 3 in my case.

The loss of view is also more impactful to my home based on its location ... probably more than any other in the area. I have a clear unfettered / unobstructed view of Mount Hood and any development that takes that away is going to be a problem for me. While they can develop their lands, they must consider impacts to surrounding property owners. I will require compensation if there is a take on my view. I would imagine others similarly situated would feel the same.

When people walk into my back yard they always comment on my view. It defines my home... If that is lost due to deference to another property owner, I will have serious issues with that.

The habitat issue is not to be understated either.

Our neighborhood's property taxes are some of the highest in the area. Hopefully that adds to our "voice" on this issue.

Matt Dale

From: Daniel Riordan [mailto:driordan@forestgrove-or.gov]
Sent: Tuesday, May 02, 2017 9:08 AM
To: Matt Dale
Subject: RE: Westside Planning Project

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Please do not hesitate to call or E-mail if you have any other thoughts or wish this further.

Sincerely,
Daniel Riordan
Senior Planner

From: Matt Dale [mailto:Matt_Dale@co.washington.or.us]

Sent: Monday, May 01, 2017 8:53 AM

To: Daniel Riordan

Subject: Westside Planning Project

May 1, 2017

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Disheartened and concerned

Matt Dale
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(971) 250-1628

Daniel Riordan

From: Matt Dale <Matt_Dale@co.washington.or.us>
Sent: Tuesday, May 02, 2017 9:43 AM
To: Daniel Riordan
Subject: RE: Westside Planning Project
Attachments: IMG_2066.jpg

My lot at 3321 Lavina is .29 of an acre or about 12658.5 square feet and it is immediately adjacent to the western end of the R7 area I have noted. That is not R-7 housing.

I am enclosing my view from my house taken from a camera phone... not even a good camera from my back yard recently. This will now be 6 houses per acre at some point? What a huge loss. If the City, Planning Commission and prospective developer takes that away, I will insist being compensated.

Matt Dale

Senior Human Resources Analyst, MBA
Washington County
Human Resources Division

☎ Phone: (503) 846-3827

☎ Fax: (503) 846-3777

✉ E-mail: matt_dale@co.washington.or.us

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Explore Jobs www.washcojobs.org

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Disheartened and concerned

Matt Dale
3321 Lavina Drive
Forest Grove, Or. 97116
(971) 250-1628

Daniel Riordan

From: DANIELSON Marah B <Marah.B.DANIELSON@odot.state.or.us>
Sent: Monday, May 15, 2017 2:55 PM
To: Daniel Riordan
Cc: Jon Holan; TAYAR Abraham * Avi; RAHMAN Lidwien; MAKLER Jon
Subject: FW: TPR 0060 Findings

Hi Dan,
Looks like I had your email wrong the first time.

Marah Danielson, Senior Planner
ODOT R1 Development Review Planning Lead
(503) 731-8258
marah.b.danielson@odot.state.or.us

From: DANIELSON Marah B
Sent: Monday, May 15, 2017 2:53 PM
To: 'driordan@forestgrove-or.gov'; Jon Holan (jholan@forestgrove-or.gov)
Cc: TAYAR Abraham * Avi; RAHMAN Lidwien; MAKLER Jon
Subject: TPR 0060 Findings

Hi Dan and Jon,
I understand from our conversation this morning that the City of Forest Grove doesn't condition zone changes and that you plan to place a condition relating to the ability to provide transportation services as part of the annexation. The comprehensive plan amendment/zone change and annexation are occurring concurrently. The TPR 0060 applies directly to comprehensive plan amendments and land use regulation changes (zoning change). Annexations while they require findings relating to the ability to provide public services such as transportation are not subject to TPR 0060. Therefore, the proposed trip cap (until such time as a funding mechanism for improvements to OR 47 intersection is in place) which we discussed must be applied to the land use action applying the new comp plan and zoning designations. This is needed to mitigate the "significant effect" of the comp plan amendment/zone change on transportation facilities.

Please let me know if you have any additional questions or need clarification.
Hope your first hearing goes well tonight.

Marah Danielson, Senior Planner
ODOT R1 Development Review Planning Lead
(503) 731-8258
marah.b.danielson@odot.state.or.us

Daniel Riordan

From: Jon Holan
Sent: Monday, May 15, 2017 4:18 PM
To: Daniel Riordan
Subject: FW: Future Fire Station Location
Attachments: Fire Station Deployment Sample Analysis Data.docx

Dan,

Below is the email with his attachment from Michael Kinkade on the need for the Fire Station.

Jon Holan
Community Development Director
P.O. Box 326
1924 Council Street

Phone: (503) 992-3224
Fax: (503) 992-3202
E-mail: jholan@forestgrove-or.gov

From: Michael W. Kinkade
Sent: Friday, June 12, 2015 3:21 PM
To: Jon Holan
Subject: Future Fire Station Location

Jon,

To follow up on our conversation this week, I am sending you this email about possible future fire station locations.

The property that was purchased years ago in what is now Thatcher Park is not suitable for a future fire station location. I am not aware of any station deployment analysis that was utilized to select this property.

The area that we are focusing on for a future station location is near the planned intersection of Highway 47 and David Hill. You mentioned the possibility of the planned intersection of Main and David Hill – that area would also be acceptable. The rationales for this location are:

1. This location provides better coverage for a primary response area for current and future development in Forest Grove.
2. Secondary response to simultaneous calls is a critical consideration. Most of our calls occur in Zones 5374 and 5474 (see attached). Our proposed location is ideally suited to provide that secondary response – the Thatcher Park location is the worst location for this consideration.
3. Our response to fires requires us not just to dispatch the closest unit, but to assemble an effective response force in a minimal amount of time. The Thatcher Park location is a poor location for this criteria.
4. The proposed location provides better coverage for the North end of our Rural Fire District.
5. In consideration of future fire service consolidation planning, which is supported by our recent Cooperative Services Study, this location will provide better coverage, operational, and logistical response for all of the proposed models
6. The Thatcher Park location is inadequately sized for our fire station needs, and is situated at a low-visibility intersection. We will need a two-acre lot to accommodate training areas for this new station – Station 4 training area is severely limited currently.

7. The Thatcher Park location is currently being utilized as a dog park, which is a highly utilized and popular parks resource.

I have attached a sample of some of the data analysis that goes into the development of a fire station deployment model. This is still under study, but the data clearly indicates where we need to focus our planning on.

You stated that you would like me to plan on attending an upcoming planning commission meeting - could you confirm the date/time/location for me? Let me know if you have any questions, or need more data.

Thanks,

Michael

Daniel Riordan

From: Laura Cattell <fgllc2@gmail.com>
Sent: Monday, May 22, 2017 8:53 PM
To: Daniel Riordan
Subject: Westside Refinement

Mr. Riordan - I am writing in response to the material we received in the mail today regarding the Westside Refinement Plan

I am the owner of the 5+ acres of land at the end of Valley Crest Way- address being 3340 Valley Crest Way. I want to make sure I am understanding the implications of these proposals.

First, can you confirm that this would move us from an R-7 (6 houses per acre) to R10 (4 houses per acre). I believe this puts us in the same classification as the newer surrounding neighborhood.

Secondly, in looking at the Proposed Collector Streets Corridors, the extension of Valley Crest Way North (road 3) would run Valley Crest well into our property and the propose street right through the front of our house. Can you tell me where and when this is going to be discussed as we obviously have a serious issue with our land being turned into residential street frontage- especially so close to our existing home. When do you anticipated the "development review and permitting process" to commence for this?

I would greatly appreciate any clarity you can provide here and also the program plan for this so that we can get more actively engaged. Obviously both these changes have significant impact on the value of our property and we want to make sure that we understand what is being proposed and how it will impact us.

Regards, Laura (Dionne) Cattell
503-430-9868

Daniel Riordan

From: Jon Holan
Sent: Thursday, June 22, 2017 3:37 PM
To: Daniel Riordan
Subject: FW: A sustainability in housing development issue
Attachments: Planning Commission 5152017.pdf; Planning Commission-Linda.pdf; PUBLIC~1.DOC

Jon Holan
Community Development Director
P.O. Box 326
1924 Council Street

Phone: (503) 992-3224
Fax: (503) 992-3202
E-mail: jholan@forestgrove-or.gov

From: Hayes, John W. [<mailto:jhayes@pacificu.edu>]
Sent: Thursday, June 22, 2017 3:22 PM
To: Brian Schimmel; Brandi Walstead
Cc: Dale Feik (dfeik33@comcast.net); Gundersen, Deke T.; Hope Kramer (kranunzio@aol.com); Rose, Jacob J.; Jon Holan; DeBruyne, Kayleigh R.; Melanie Estrada Lopez; Mitch Taylor (michtaylor4@gmail.com); Peter Truax; Rob Foster; Robin Lindsley (lindsley3@frontier.com)
Subject: A sustainability in housing development issue

A sustainability in housing development issue.

I've attached 3 statements from Brad and Linda Taylor about the new development planned for the David Hill area near the high school. Also, see John White's comments pasted in down below. I got this stuff too late to act on it in a timely fashion.

We can't discuss these issues outside of a public meeting, but I think it's good for the Sustainability Commission to know that some folks have expressed some reservations about the nature of housing development in FG.

Best,

John

From John White:

Thanks John, for passing those along. Brad is the authority on the issues and especially on the details of the Orenco Systems sewage treatment and range of options related to it that might be useful for the City to consider in future planning.

I made brief comments on the sustainability concerns that I have (couched in relation to the citizen perspective that on sustainability that contributed to the City Vision statement, and as a future resident of the Green Grove community). This is a summary of my concerns that there could be conflicts between sustainability goals and these issues:

1. Building above the 400 ft elevation appears to impose excessive costs for the city that may not be practically recouped through development charges that may become discouraging to development. This would be especially true if

a more appropriate zoning code would apply to elevated areas. The potential affects on sustainability, including financial, are costs related to:

- a. Water supply (new reservoirs for relative small population need).
 - b. Sewage treatment (might new programs such as STEP as described by Brad Taylor) be more realistic?
 - c. Road building on steep terrain.
 - d. Water runoff management on steeply sloped property with higher impermeable surface ratios brought on by roads and homes.
2. It appears that some of the roads proposed for the uphill properties cross landslide risk zones that leads to potential added road maintenance and safety issues (fire access).

The plans for the lower elevation development seem to be reasonably sustainable and have not prompted similar concerns to those above.

Daniel Riordan

From: Karen O'Donnell <westcoastodonnell@gmail.com>
Sent: Tuesday, June 13, 2017 9:40 AM
To: Daniel Riordan
Cc: Jim O'Donnell
Subject: Re: Westside Planning meeting May 30, 2017

Good Morning Dan —

One more question...I've heard rumors that the sidewalk will be on the North side of David Hill rather than the South side. This will mean people from FG Heights/Falcon Ridge will have to cross David Hill 2x to get to Thatcher Park. May I ask the reasoning behind this? It seems like it would be safer to continue the side walk down the south side of David Hill directly from the neighborhood to Thatcher Park.

Thanks,
Karen O.

> On May 30, 2017, at 9:23 AM, Daniel Riordan <driordan@forestgrove-or.gov> wrote:

>

> Hi Karen, my previous E-mail was cut off. Please see below in response to your question about streets.

>

> That's correct the City's Engineering Division reviews proposed street plans for developments including access points on existing streets. Consideration is given to the location, width, grade, topographic conditions, public safety and convenience (Development Code Section 10.8.610(D)). David Hill Road will have to be improved to city (urban) standards along the development site's frontage as part of development as well. The proposed right-of-way for David Hill Road west of Thatcher Park is 40 feet of right-of-way and 32 feet of pavement for the roadway. A sidewalk and bike lane could be accommodated within the right-of-way. Where a sidewalk is not possible in the right-of-way a pedestrian pathway would be needed.

>

> Best Regards,

> Dan

>

> -----Original Message-----

> From: Karen O'Donnell [mailto:westcoastodonnell@gmail.com]

> Sent: Tuesday, May 30, 2017 8:41 AM

> To: Daniel Riordan

> Subject: Re: Westside Planning meeting May 30, 2017

>

> Thanks Dan —

> Another thing I would like to add is that the planning take into consideration the safety and blind spots along David Hill when adding driveway/connector streets/sidewalks. Since the road varies in elevation there are several spots where adding a connection could be quite hazardous — I'm sure this is something they take into consideration, is that correct?

> -Karen O.

>

>> On May 30, 2017, at 8:32 AM, Daniel Riordan <driordan@forestgrove-or.gov> wrote:

>>

>> Good Morning Ms. O'Donnell,

>>

>> Just confirming receipt of your document. It will be provided to the Planning Commission this evening.

>>

>> Dan Riordan, Senior Planner
>> City of Forest Grove
>> 1924 Council Street
>> Forest Grove, OR 97116
>>
>> Direct Phone: (503) 992-3226
>> Office Phone: (503) 992-3227
>> Mailing Address: PO Box 326, Forest Grove, OR 97116
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>> -----Original Message-----
>> From: Karen O'Donnell [mailto:westcoastodonnell@gmail.com]
>> Sent: Monday, May 29, 2017 5:37 PM
>> To: Jon Holan; James Reitz; Daniel Riordan
>> Cc: Jim O'Donnell
>> Subject: Westside Planning meeting May 30, 2017
>>
>> Please see attached document regarding the westside planning project.
>>
>> Thank you,
>> Karen O'Donnell
>>
>

Daniel Riordan

From: Janie Schutz
Sent: Thursday, June 22, 2017 2:56 PM
To: Jon Holan; Michael W. Kinkade; Rob Foster
Cc: Jesse VanderZanden; Daniel Riordan
Subject: RE: Road Grades and Emergency Vehicles in David Hill area

Hi Jon,

Interesting question and a first in my career to get, so thanks, I think. ☺ In regards to police response, the grade of the road, at the levels you are asking about, would not have a significant impact on our operations with the current fleet of vehicles we have. Currently, we are slowly transitioning over to Ford Explorers with all -wheel drive, along with changing over to a different snow tire. I'm not super knowledgeable on this topic, but I am confident that our current fleet assets will be able to traverse the roadway, regardless of the incline, in adverse conditions with the appropriate traction control devices.

Thanks,
Janie

From: Jon Holan
Sent: Thursday, June 22, 2017 10:04 AM
To: Michael W. Kinkade; Janie Schutz; Rob Foster
Cc: Jesse VanderZanden; Daniel Riordan
Subject: Road Grades and Emergency Vehicles in David Hill area

Dear All,

At the last Council meeting, CD staff made a presentation on the Westside Plan. One comment we received from Councilor Rippe had to do with street grades, impact on emergency services and safety concerns as the collectors approach intersections. He was concerned about the impact on response times due to the increase in slope and the impact of icy conditions on safety due to steeply sloped roads. He was expressing the need to have roads designed to follow contours.

Currently, collector standards have a maximum slope of 12%. I believe two portions of Forest Gale Drive (a collector) exceed the 12% standard for distances of 250 feet or less. (Note: for one segment, staff applied the standard for a local access road which allows up to 15% grade for a distance no greater than 250 feet for a portion of Forest Gale Drive near David Hill Road. This variance was supported by the Fire Marshall at the time it was reviewed several years ago.) The City standards also require a road landing of no greater than 5% within 20 feet of an intersection.

Due to topography, the proposed Plan and attendant Development Code amendments would amend these standards to increase maximum slope standards for collectors in the David Hill area roads to 15%. The plan also includes the following goals and policies related to road grades:

Goal 8.1: Establish a context sensitive street network addressing the characteristics of the Westside planning area.

Policy 8.1.1: Required cut and fill for streets should be minimized to reduce cost and environmental impacts.

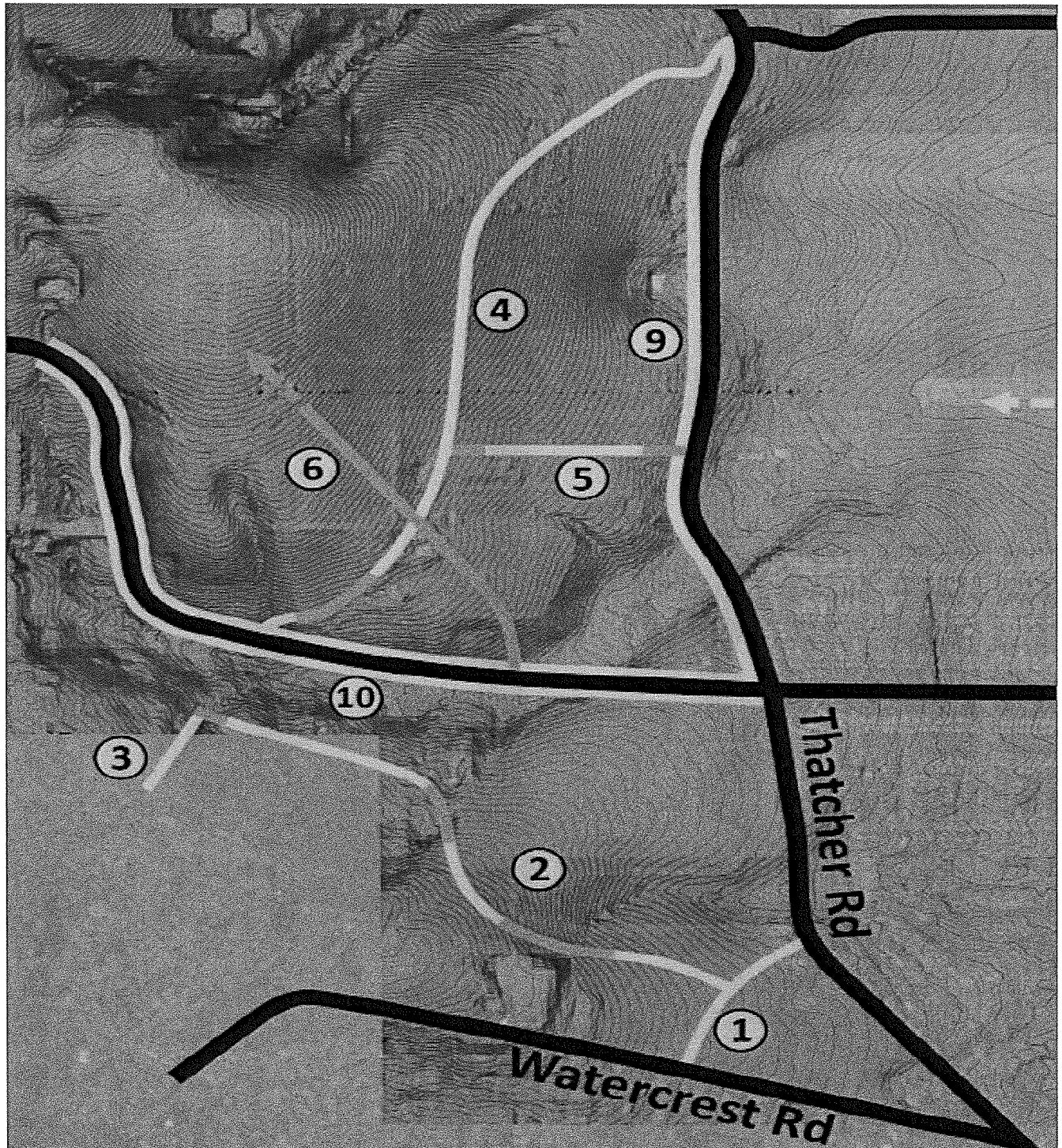
Action 8.1.1: Amend the Forest Grove Development Code to allow for collector street segments exceeding 12% slope to minimize required cut and fill and environmental impacts.

Action 8.1.2: Amend the Forest Grove Transportation System Plan and Development Code to reduce the minimum right-of-way and street cross-section requirements in areas with environmental constraints.

Policy 8.2.1: Local streets serving individual homes should follow slope contours to minimize necessary cut and fill and avoid street segments exceeding 12% slope.

Action 8.2.1: Amend the Forest Grove Development Code

The tradeoff from these policies is to minimize environmental impact in exchange for some roadways having steeper slopes of up to 15%. The roadways in yellow on the map below shows the potential roadway segments which appear to exceed 12% (but no greater than 15%). *Keep in mind that this is looking at the 50,000 foot level and not based on anything too precise in terms of road location or slopes.*



The questions for the three of you are as follows:

Michael and Janie: What impact on emergency response is there on road slopes greater than 12% and is there a maximum distance over 12% that should be imposed? (I presume this is would mainly be a Fire response issue but also wanted Police input as well. Simply saying "the less the better" is not a response as we all want to minimize this as much as possible. The development type would be single family dwellings with the possibility of condos in the triangle area of roads 5, 6 and 10.)

Rob: Will a 20 foot long landing be adequate in icy conditions and should the landing requirement be extended (of so, for how much)?

Dan will be looking at Beaverton and Tigard standards for their hillside areas for comparison, but I think we are similar to those standards.

We need to have the plan material to Anna by next Friday. So a response from all of you by next Wednesday would be appreciated.

Jon Holan
Community Development Director
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